



2023-001461  
Klamath County, Oregon  
03/03/2023 10:38:02 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Technoir Industries, LLC, a California Limited  
Liability Company

3720 Coronado Wy.

Klamath Falls, OR 97603

Until a change is requested all tax statements shall be  
sent to the following address:

Technoir Industries, LLC, a California Limited  
Liability Company

3720 Coronado Wy.

Klamath Falls, OR 97603

File No. 576667AM

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### STATUTORY WARRANTY DEED

**Klamath Revitalization Fund LLC,  
an Oregon limited liability company,**

Grantor(s), hereby convey and warrant to

**Technoir Industries, LLC, a California Limited Liability Company,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except  
as specifically set forth herein:

**Lot 1030, RUNNING Y RESORT, PHASE 12 FIRST ADDITION, according to the official plat thereof on  
file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$16,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and  
those shown below, if any:

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 22 day of February, 2023.

Klamath Revitalization Fund, LLC, an Oregon Limited Liability Company

By: Klamath County Economic Development Association, an Oregon Nonprofit Corporation, Manager

Randy G. Cox  
Randy G. Cox, CEO/Executive Director

State of Oregon} ss  
County of Klamath}

On this 22 day of February, 2023, before me, Lisa Legget Weatherby a Notary Public in and for said state, personally appeared Randy G. Cox known or identified to me to be the Managing Member in the Limited Liability Company known as Klamath Revitalization Fund, LLC, an Oregon Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lisa Legget Weatherby  
Notary Public for the State of Oregon  
Residing at: Klamath County, Oregon  
Commission Expires: 10/1/2023

